



017

## **ORDINANCE NO. 1292**

### **ANNEXATION & ZONE CLASSIFICATION OF PROPERTY**

**Portion of Section 27, T51N, R5W, B.M.**

**11 Acre Parcel Located on the corner northeast corner of Chase Road and Grange Avenue  
(File No. A-15-04)**

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF PROPERTY CONSISTING OF APPROXIMATELY 11 ACRES, LOCATED AT THE SOUTHWEST QUARTER OF SAID SECTION 27, TOWNSHIP 51 NORTH, RANGE 5 WEST, B.M., KOOTENI COUNTY, IDAHO AND ZONING SAID ANNEXED PROPERTY AS SINGLE FAMILY RESIDENTIAL (R-1) PROVIDING FOR THE AMENDMENT TO THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF:

WHEREAS, the owners of the real property described in Section 1 of this ordinance have petitioned the City Council of the City of Post Falls for annexation of said property as Single Family Residential (R-1).

WHEREAS, public hearings were held before both the Planning and Zoning Commission on November 10, 2015 and City Council December 15, 2015, in accordance with law, testimony taken, findings of fact and conclusions of law reached; and

WHEREAS, the City Council, based upon the recommendation of the Planning and Zoning Commission and upon its own fact finding, determined that said annexation is provided for under existing law in that the land in question adjoins the corporate limits, that the proposed zoning is suitable and compatible with surrounding land uses and provisions of the Post Falls Comprehensive Plan and that said land uses would fit in with the general development of the City and would be in the best interest of the City of Post Falls.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO, AS FOLLOWS:

#### **SECTION 1:**

A parcel of land being a portion of the southwest quarter of the northwest quarter of Section 27, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho and being more particularly described as follows:

**Beginning at the West quarter corner of said Section 27;**

**thence along the West line of said southwest quarter of the northwest quarter, N0°51'W 665.5 feet to the intersection of said West line and the extension of the South line of Tract 24 of the plat of**

Greenacres Irrigation District Plat # 8 filed in book B of Plats, page 85, Records of Kootenai County, Idaho;

thence along said South line and its extension, N89°39'E 662.4 feet to the southeast corner of said Tract 24 and the northwest corner of Tract 26 of said Greenacres Plat;

thence along the West line of said Tract 26, S0°53'E 432.1 feet to the northwest corner of the South one-third of the West half of said Tract 26;

thence along the North line of said South one-third of the West half of Tract 26, N89°37'E 321.3 feet to the northeast corner of said South one-third of the West half of said Tract 26;

thence along the East line of said South one-third of the West half of said Tract 26 and its extension, S0°54'E 232.7 feet to the intersection of said East line and the South line of said southwest quarter of the northwest quarter;

thence along said South line, S89°36'W 984.1 feet to the True Point of Beginning.

SECTION 2: That lands described in Section 1 of this Ordinance shall be zoned Single Family Residential (R-1). The Official Zoning Map of the City of Post Falls shall be modified to include the lands described in Section 1 and to reflect the Single Family Residential (R-1) Zoning applied thereto.

SECTION 3: That this Ordinance shall take effect and be in full force and effect upon its passage, approval and publication according to law.

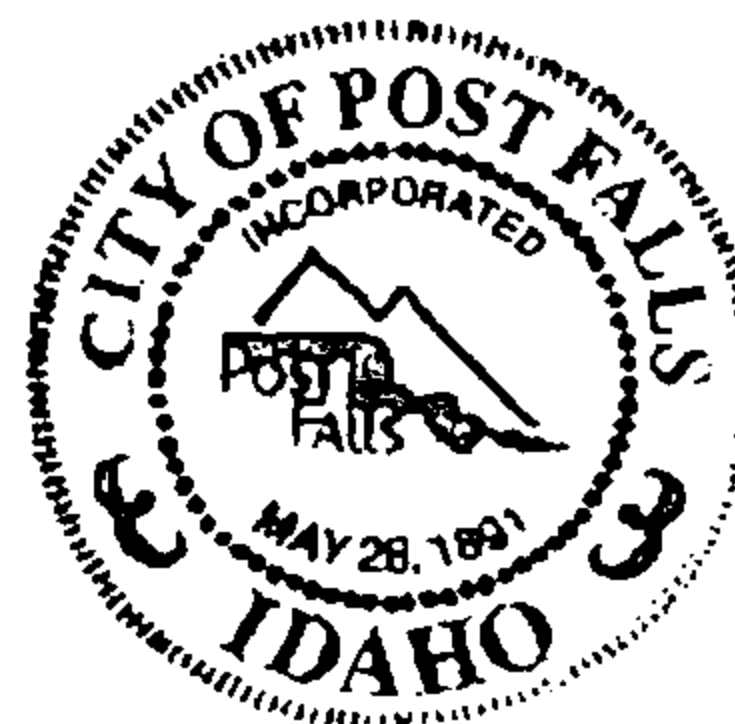
Enacted as an ordinance of the City of Post Falls, Idaho, at a meeting of the City Council held on the 2<sup>nd</sup> day of February, 2016.

CITY OF POST FALLS

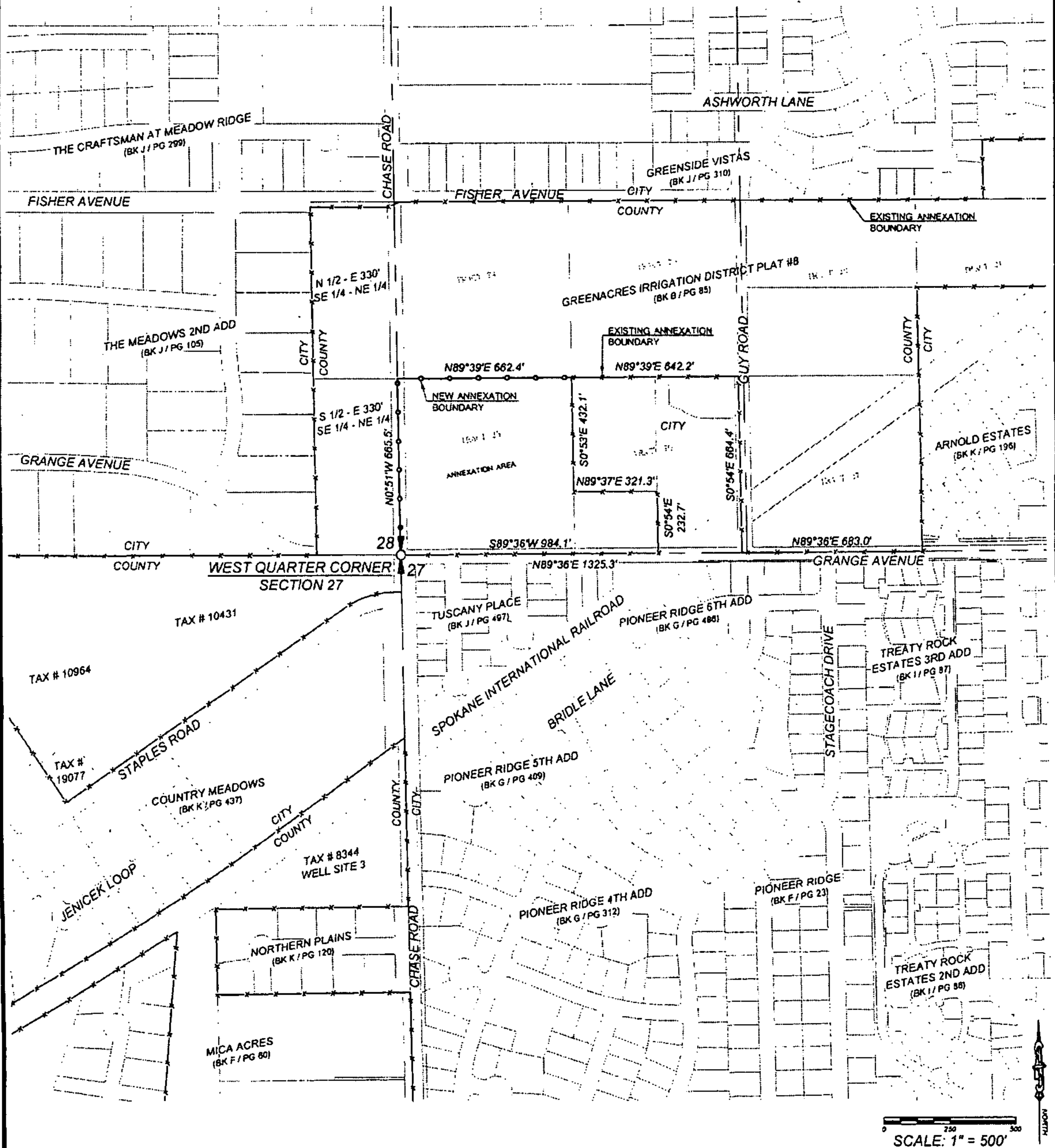
BY: [Signature]  
MAYOR

ATTEST

BY: [Signature]  
CITY CLERK



# CITY OF POST FALLS ORDINANCE # 1292



3909 N. SCHREIBER WAY, STE. 4  
COEUR D'ALENE, IDAHO 83815  
PHONE: 208-676-0230  
WWW.LAKECITYENGINEERING.COM

## Annexation Exhibit

Grange Avenue and Chase Road

NW 1/4 SEC 27, T51N, R5W, B.M.,  
KOOTENAI COUNTY, IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	SMA
SCALE:	1" = 500'
DATE:	10/16/2015
JOB NO:	LCE 15-096
FILE:	15-096-ANNEX XBT.dwg

## Receipt of New or Altered Taxing District/RAA Boundary Documentation

District Name: City of Post Falls

Contact Person: Shannon Howard Phone: \_\_\_\_\_

District Mailing Address: \_\_\_\_\_

Other/Additional Info: Ordinance No 1292

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### Items submitted:

- ☒ 1. City or District Annexation Document (ordinance or order), signed by proper authority, approving said annexation.
- ☒ 2. Legal Description and Map of City or Taxing District / RAA Boundary and Annexed Territory. (see guidelines / requirements below, legal description may be included in annexation document, or submitted separately)

### Submittal Guidelines / Requirements:

1. Copy of the ordinance or order effecting the formation or alteration of the district, or Urban Renewal District Revenue Allocation Area, containing the legal description of the newly formed district boundaries or **subject annexed area** (standard description requirements):
  - A. Section/Township/Range,
  - B. True point of beginning defined by bearings and distances from an initial point being a government corner or subdivision plat corner,
  - C. Bearing and distance closure of at least 1:5,000,
  - D. Variations allow for calls along water boundaries, aliquot parts and subdivision plat references (copy of plat may be additionally required).
  - E. Match with existing district boundary where contiguous.
2. Map prepared in a Draftsman-like manner, matching the accompanying legal description and drafted to scale, including:
  - a. Section, township, range, and meridian identifications.
  - b. North arrow, bar scale, and title block.
  - c. District name and ordinance number or order date.
  - d. Bearing and distance annotation between boundary points.
  - e. Clearly defined boundary lines of the newly formed district or RAA, or the annexed area, together with reference to the existing boundary where contiguous.

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Received by Assessor for review and filing: Tony Ambrosio 2-5-16  
Assessor signature / date

ASSESSOR CHECK FOR COMPLIANT SUBMITTAL, PROVIDE SIGNED RECEIPT & RECORDER INSTRUCTION FORM TO DISTRICT FOR RECORDING.

Received by Auditor/Clerk/Recorder for recording / filing: Carrie Kabeer  
Recorder signature / date

ORIGINAL RECEIPT TO DISTRICT FOR THEIR RECORDS, COPY TO ASSESSOR'S OFFICE.



Clerk's Department

February 5, 2016

Idaho State Tax Commission  
P.O. Box 36  
800 Park Plaza IV  
Boise, ID 83722

Attention: Jeff Servatius

RE: Ordinance No. 1292

The City of Post Falls has annexed additional land and passed Ordinance No. 1292 on February 2nd, 2016. Enclosed please find recorded Ordinance and map.

If you have any questions, please feel free to contact the Post Falls Community Development Department, Planning Division at 773-8708.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannon Howard", with a long horizontal stroke extending to the right.

Shannon Howard  
City Clerk